133.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,005,800 / 1,005,800
					USE VALUE:	1,005,800 / 1,005,800
					ASSESSED:	1,005,800 / 1,005,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PLYMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KULBACH ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	21 PLYMOUTH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,415 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Clapboard Exterior and 2620 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6415.000	454,600		551,200	1,005,800
Total Card	0.147	454,600		551,200	1,005,800
Total Parcel	0.147	454,600		551,200	1,005,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.89 | /Parcel: 383.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85302
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	454,700	0	6,415.	551,200	1,005,900	1,005,900	Year End Roll	12/18/2019
2019	104	FV	351,800	0	6,415.	581,800	933,600	933,600	Year End Roll	1/3/2019
2018	104	FV	351,800	0	6,415.	428,700	780,500	780,500	Year End Roll	12/20/2017
2017	104	FV	330,100	0	6,415.	410,300	740,400	740,400	Year End Roll	1/3/2017
2016	104	FV	330,100	0	6,415.	379,700	709,800	709,800	Year End	1/4/2016
2015	104	FV	294,400	0	6,415.	318,500	612,900	612,900	Year End Roll	12/11/2014
2014	104	FV	294,400	0	6,415.	311,100	605,500	605,500	Year End Roll	12/16/2013
2013	104	FV	306,200	0	6,415.	296,400	602,600	602,600		12/13/2012

!10349!

PRINT

Date	Time
12/11/20	00:40:00

LAST REV

Date	Time
03/22/18	13:21:25
apro	
10349	

USER DEFINED

Prior Id # 1:	85302
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMEY BETTY	1132-40		9/9/1994		125,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2014	1029	Solar Pa	7,500		8/19/2014			Install solar pane
11/2/2007	1008	Manual	4,500					demo old porch reb

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	197	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6415		Sq. Ft.	Site		0	90.	0.95	10									551,208						551,200	

Total AC/HA: 0.14727 | Total SF/SM: 6415 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 551,208 | Spl Credit | Total: 551,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	6 - Stucco	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05076337
Const Adj.:	0.98000199
Adj $ / SQ:	175.058
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658904
Depreciation:	204260
Depreciated Total:	454644

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	3			Baths:	2		HB	

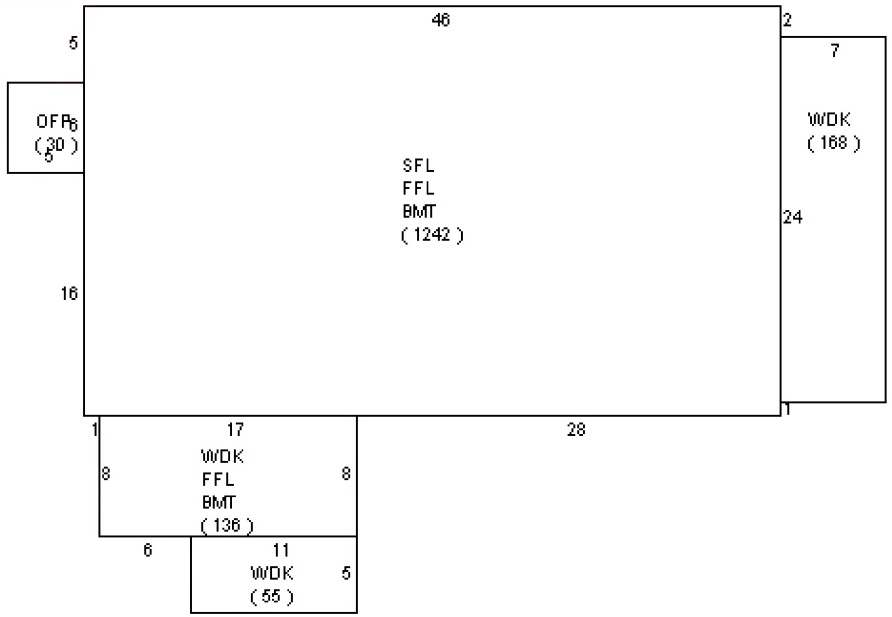
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	4	1	
Totals			
2	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,378	52.520	72,369
FFL	First Floor	1,378	175.060	241,229
SFL	Second Floor	1,242	175.060	217,421
WDK	Deck	359	8.610	3,091
OFP	Open Porch	30	43.120	1,294
	Net Sketched Area:	4,387	Total:	535,404
Size Ad	2620	Gross Are	4387	FinArea 2620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.06
Special Features:	0	Val/Su Net:	103.62
Final Total:	454600	Val/Su SzAd	173.51

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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